

63 Hills Road, Edgeware, Christchurch

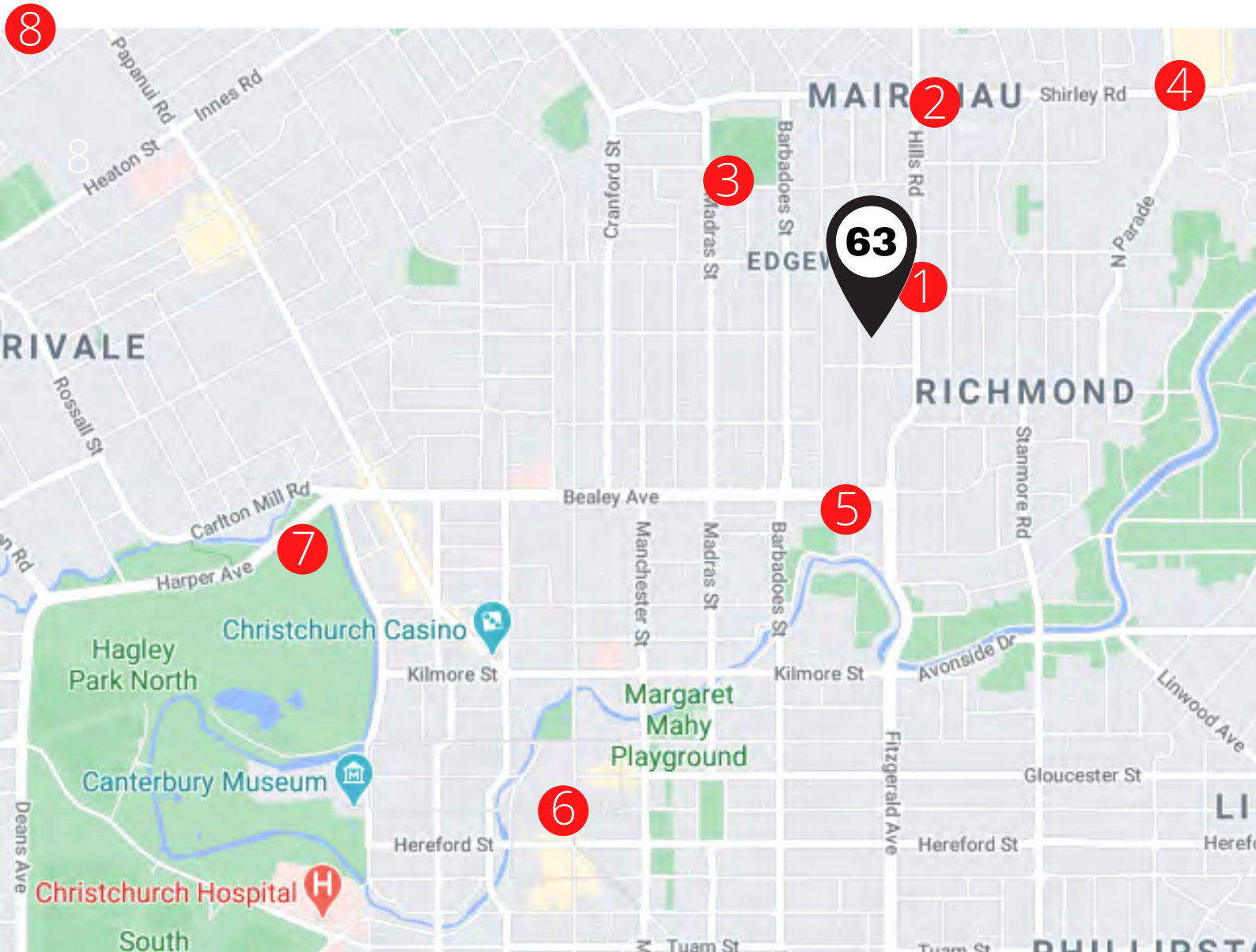
Brooksfield Heritage



BROOKSFIELD

Location

Located on Hills Road, an extension of one of Christchurch's four avenues. These 4 homes are very central with great amenities like the Hills Road Shops only a 2 minute walk and less than a 5 minute drive to the City Centre, see below for some of our favourite spots close by.

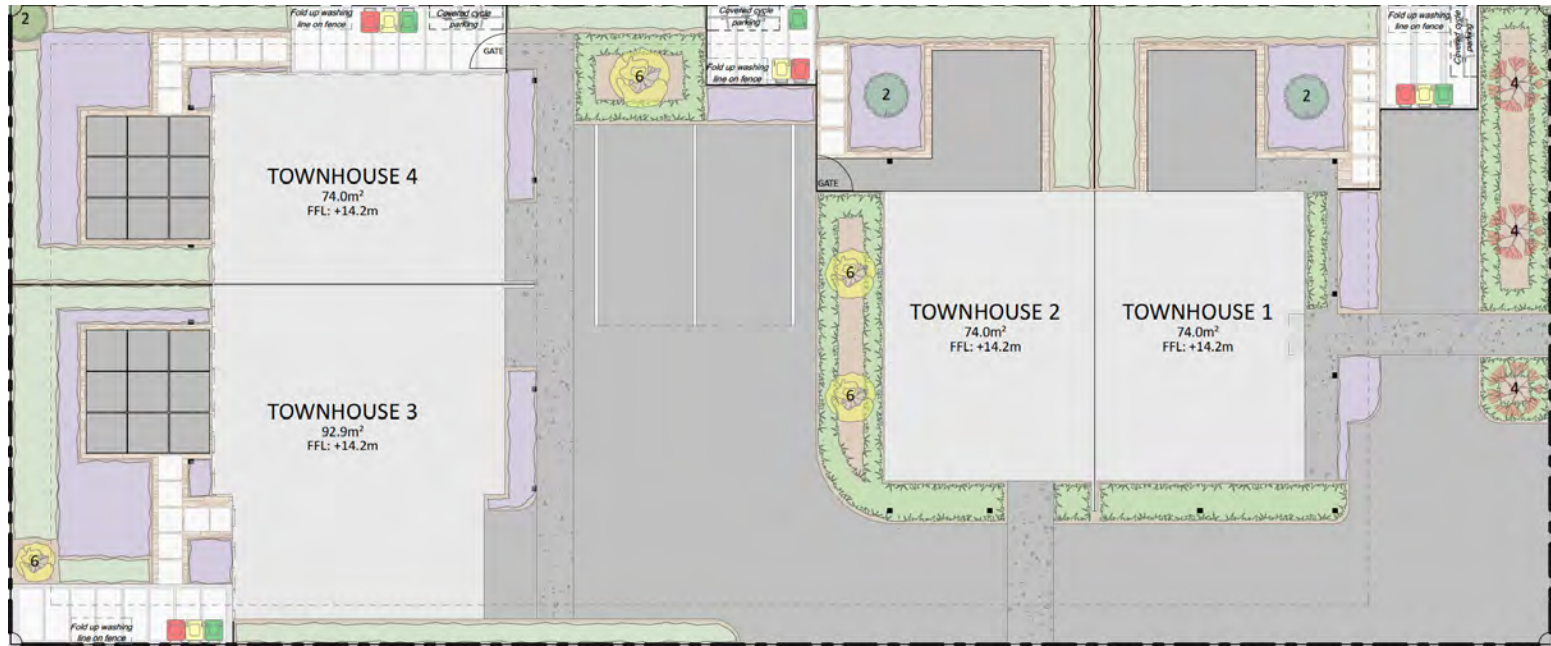


- 1 Dudley Street Shops (20m)
- 2 Hills Road shops (500m)
- 3 Saint Albans Park (600m)
- 4 The Palms Shopping Mall (1.2km)
- 5 Little Poms Bar & Cafe (1.3km)
- 6 City Centre (2.7km)
- 7 Hagley Park (2.4km)
- 8 Airport (11km, 15mins)

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Layout

These 4 homes are thoughtfully laid out and designed in keeping with heritage Christchurch with wrap around verandas. Each home has a large outdoor living area with a combination of a paved patio and feature planting which includes Japanese Maple, Cherry and Kowhai Trees with Grislinia and box hedging and a flower mix.



PLANT LEGEND



TYPE 1 - BOX HEDGE
"Buxus sempervirens"



TYPE 2 - JAPANESE MAPLE
"Acer palmatum"



TYPE 3 - GRISELINIA LITTORALIS HEDGE
"Broadway Mint"



TYPE 4 - CHERRY TREE
"Prunus Accolade™"



TYPE 5 - FLOWER MIX
Hydrangea, Lavender, and selected flowering plants



TYPE 6 - KOWHAI TREE
"Sophora microphylla"

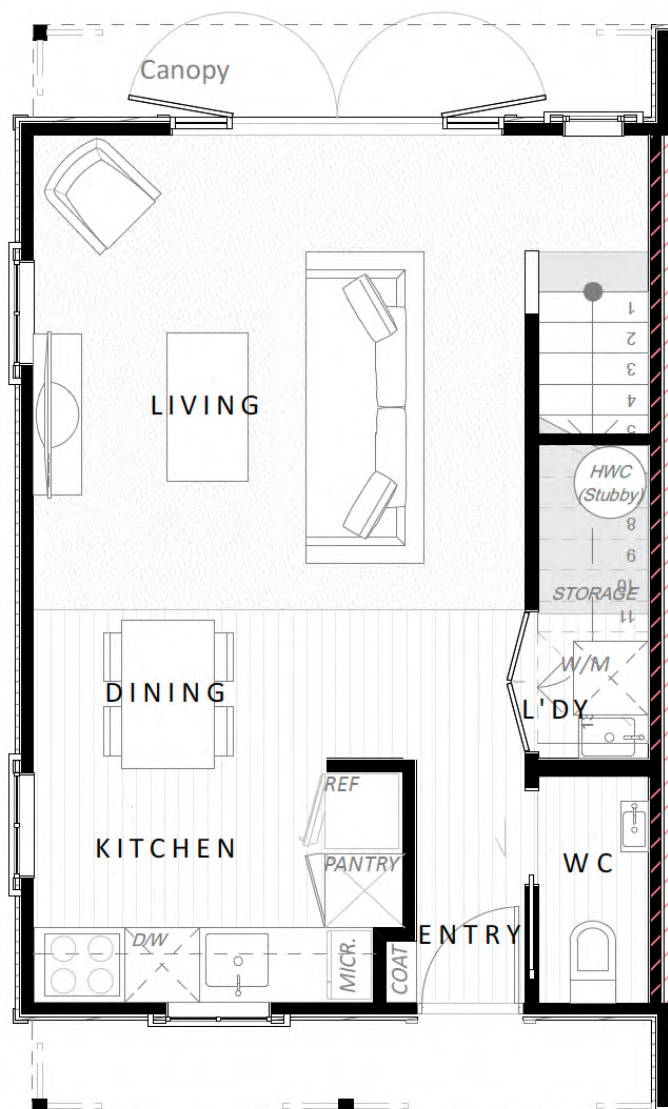


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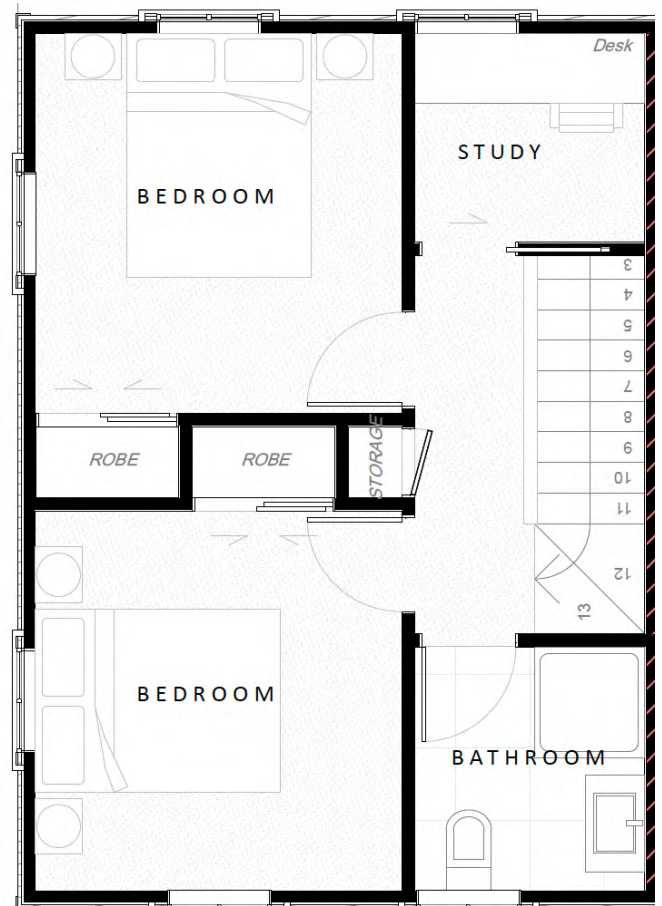
Design And Interior

All 4 homes at 63 Hills Road are entered under a heritage veranda into an open plan kitchen/dining/living that leads out to the courtyard through french doors. Downstairs is separate toilet off the entrance way as well as a large under stair storage cupboard with the laundry in it. Upstairs is two large bedrooms, a study, a bathroom and a linen cupboard.

Ground Floor



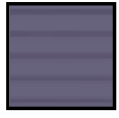
First Floor



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Colours & Specifications

Exterior



Cladding Houses - Weatherboard
Blue Night



Roof - Longrun roofing

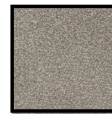


Door Handle - Schlage Ease S2
Digital Keypad

Interior



Walls - Clover Honey, 100%
natural plant based paint



Carpet - 100% NZ Wool



Skirtings, ceilings & doors-
Quarter Clover Honey, 100%
Natural plant based paint



Bathroom Floor - Tile



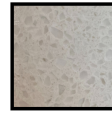
Bathroom Wall Tile



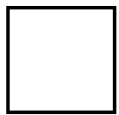
Kitchen Cabinets - French Country
White



Entrance Floor Tile



Kitchen Bench - Stone -
Coronet Peak



Roller Blinds - White - to all living
areas



Splashback - Subway Tiles



Venetian Blinds - White -
Bedrooms



Wool Insulation

BROOKSFIELD

Plumbing & Electrical

Plumbing



Kitchen Mixer - Heritage Posh Canterbury - 4 Star water rating



Bathroom Vanity -Edwardian 61cm basin and standard pedestal



Toilets - Nova BTW



Shower mixer - Heritage Posh Canterbury



Downstairs W/C vanity



Showerhead & rail - Posh Domaine Brass Rail Shower



Bathroom mixers - Heritage Posh Canterbury, 4 star water rating



Heritage toilet roll holder



Heritage glass shower tray on tiles



Mirror - English Classic 2 Door Mirror Unit

Electrical



Heated towel rail - 400x600 Elan 20R



Plugs - Iconic Switchgear



Downlights - LED Switch downlight



Bathroom heater - Serene 2068 heater



Outdoor lights - Heritage

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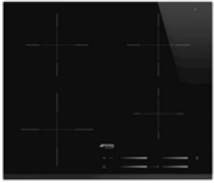
Appliances



Oven - Smeg Single Wall Oven



Rangehood - Applico Canopy Rangehood



Cook Top - Smeg 4 Zone Induction Cooktop



Dishwasher - Eurotech Single ED-SDC60SS



Heat Pump - Fujitsu - KW dependant on size to meet tanancy act

BROOKSFIELD

BROOKSFIELD

— PROPERTY MANAGEMENT —

Rental Assessment - 63 Hills Rd, Edgware

30th August 2021



Modern Fixtures & Appliances
Neutral Colours
Landscaping
Set Out Over 2 levels

Thank you for the opportunity to provide a rental assessment on the property situated at 63 Hills Rd

After viewing the information supplied including photos, and research into current listings available, and recently rented, along with recent statistics, I believe a fair market rent would be between \$470 - \$490 unfurnished, for a long-term rental.

Please don't hesitate to make contact if you have any questions about the rent appraisal

Thanks

A handwritten signature in cursive script that reads "Sue Banks".

Sue Banks
Senior Property Manager

Ph: 021 257 7882

Email: sue@brooksfield.co.nz

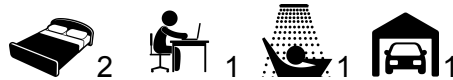
DISCLAIMER: Please be advised that all rental estimates are based on the information provided at the time of the assessment, and take current market rent into consideration. Brookfield Property Management gives no guarantee as to the amount of rent that will be achieved. The market is the final arbiter.

BROOKSFIELD

– P R O P E R T Y M A N A G E M E N T –

Rental Assessment - 63 Hills Rd, Edgware

30th August 2021



Modern Fixtures & Appliances

Neutral Colours

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Set Out Over 2 levels

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Thanks

A handwritten signature in black ink that reads "Sue Banks".

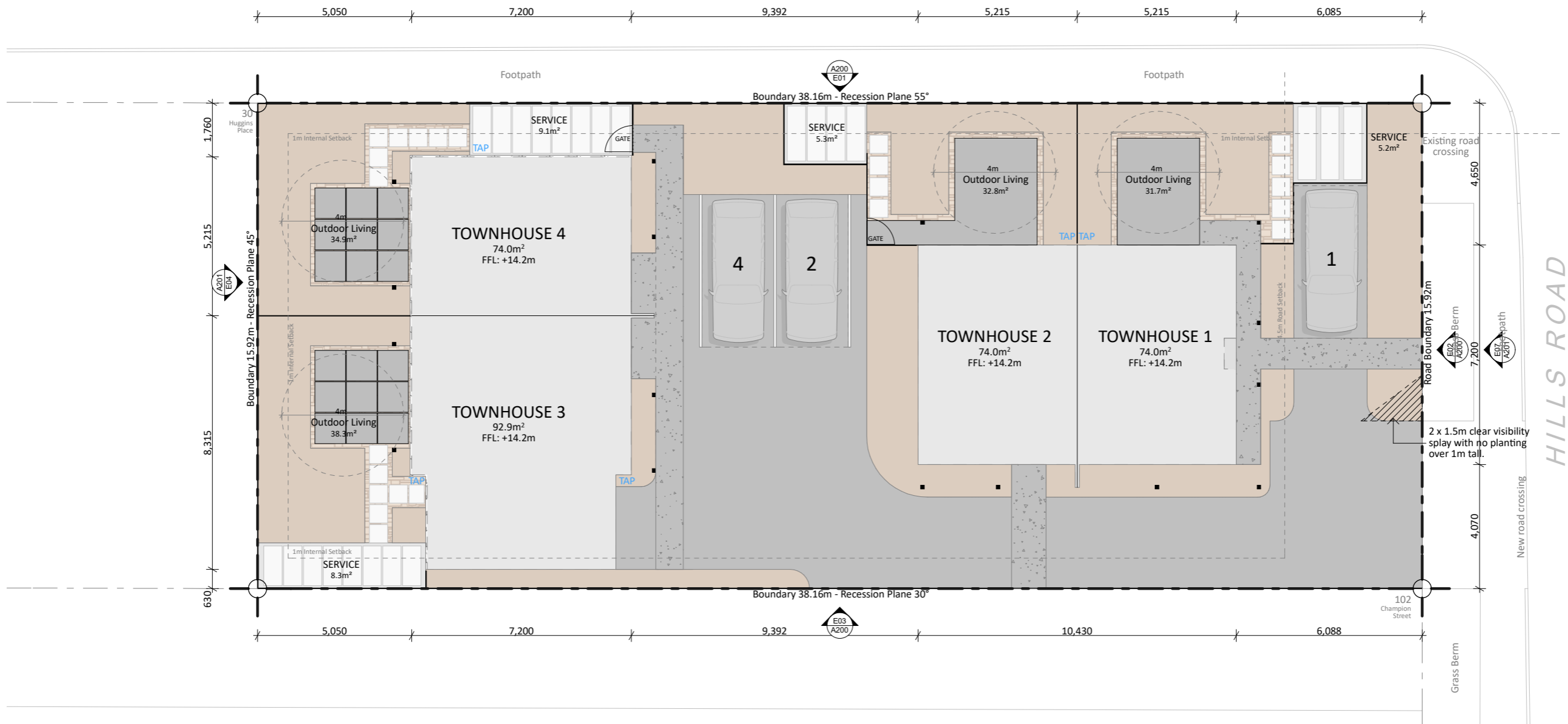
Sue Banks

Senior Property Manager

Ph: 021 257 7882

Email: sue@brooksfeld.co.nz

DISCLAIMER: Please be advised that all rental estimates are based on the information provided at the time of the assessment, and take current market rent into consideration. Brookfield Property Management gives no guarantee as to the amount of rent that will be achieved. The market is the final arbiter.



0. SITE PLAN
SCALE 1:150

PROJECT INFO:

Address: 63 Hills Road
Edgeware
Christchurch

Legal Description: Lot 1 DP 19398

Title: CB779/58

Site Area: 607m²

Planning Zone: Residential Density Transition Zone

Natural Hazards: Liquification Management Area

Wind Zone: Low (BRANZ Map)

Earthquake Zone: 2 (BRANZ Map)

Exposure Zone: C (BRANZ Map)

Sea Spray Zone: No

Climate Zone: 3 (BRANZ Map)

Land Zone: TC3

SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per TA District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway / Paved Area
Exposed aggregate concrete, 100mm slab with SE62 reinforcing on AP40 Grade engineering fill compacted in 150mm layers
- 1:100min falls as shown, typically away from dwelling
- finish to have slip resistance to comply with NZBC D1/AS1

SITE PLAN GENERAL NOTES

- Contractor to confirm all dimensions on site.
- All drawings to be read in conjunction with engineering/consultants documentation.
- Confirm all existing services on site.
- Contractor to confirm with designer if there is a conflict between consultant documentation and accepts liability for decisions made without consultation.
- All unpaved areas are to be a minimum of 225mm below Finished Floor Level. Paved areas to be a minimum of 150mm.
- Sediment controls to be taken during the construction process. To be read in conjunction with Environment Canterbury's "Erosion and Sediment Control Guideline 2007".
- Provide stabilized entry pad & wash down area for contractor vehicles in accordance with ECAN sediment control for small sites.
- A runoff diversion bund will be included in the site access way if required. Sediment on footpaths and roads will be removed as soon as practicable.
- All sediment control measures & structures are to be installed prior to major earthworks and are to be checked and maintained every day.
- Stockpiles to be covered with impervious sheet.
- Excavated topsoil is to be spread around the site and flatted where possible. The rest is to be removed from site. While stored on site all soil is to be covered with impervious sheet.
- Contractor to install temporary site fences (max 1800mm high from FGL) and lockable gates during the construction period to comply with F5/AS1.

BROOKSFIELD
HERITAGE

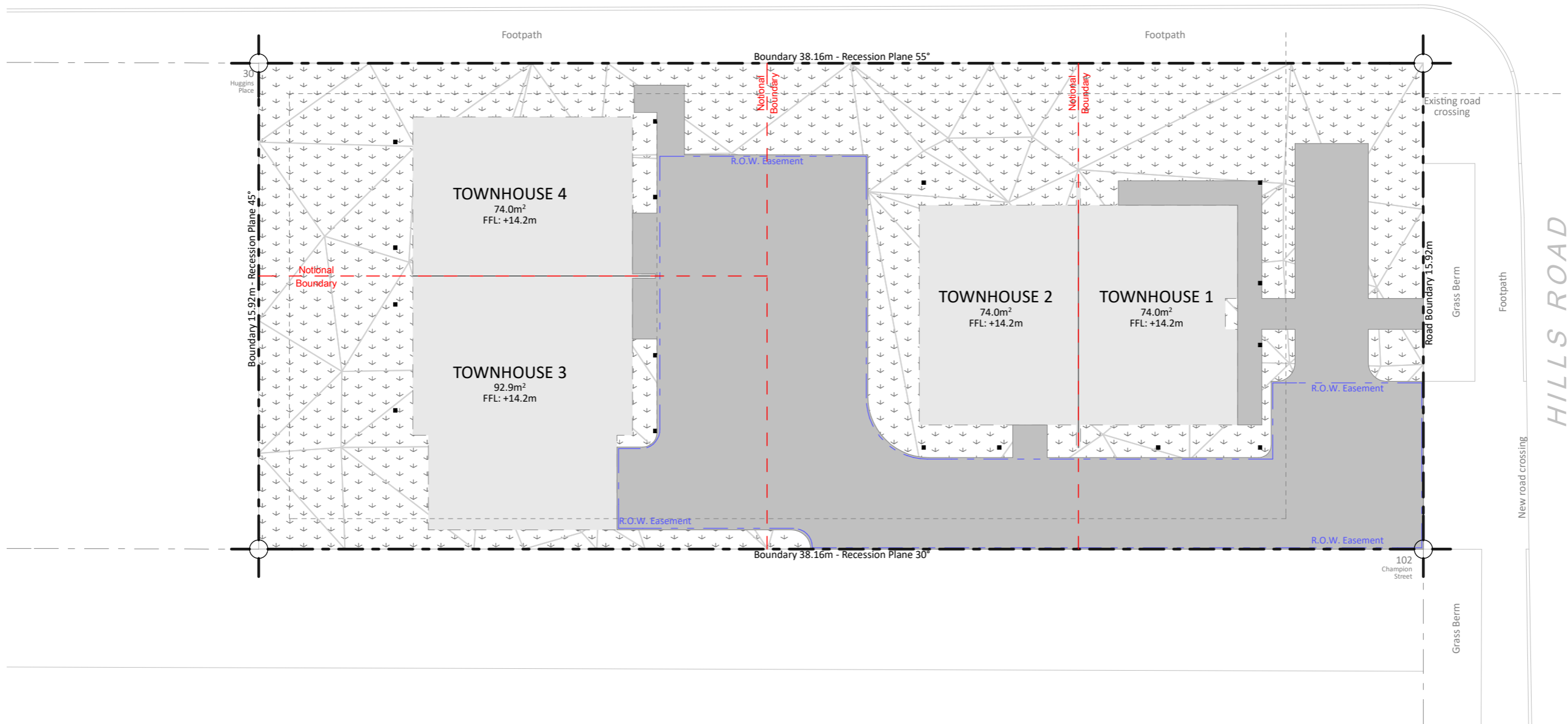
PROJECT NAME
Hills Road Townhouses
Scale 1:150 @ A3
Date 31/08/2021

PROJECT ADDRESS
63 Hills Road
Edgeware
Christchurch

DRAWING NO. REVISION

A001 A

DRAWING NO.
SITE PLAN



0. SITE BOUNDARY PLAN
SCALE 1:150

- SITE BOUNDARY PLAN LEGEND**
- - - Property/Notional Boundary Line
 - R.O.W. Easement
 - Vegetation/Landscaping

Surveyor to confirm property areas and boundary lines at time of subdivision consent

TOWNHOUSE 1:

Ground Floor Area: 36.5m²
First Floor Area: 37.5m²
 Total Floor Area: 74.0m²

Property Area: TBCm²

TOWNHOUSE 2:

Ground Floor Area: 36.5m²
First Floor Area: 37.5m²
 Total Floor Area: 74.0m²

Property Area: TBCm²

TOWNHOUSE 3:

Ground Floor Area: 55.4m²
First Floor Area: 37.5m²
 Total Floor Area: 92.9m²

Property Area: TBCm²

TOWNHOUSE 4:

Ground Floor Area: 36.5m²
First Floor Area: 37.5m²
 Total Floor Area: 74.0m²

Property Area: TBCm²

BROOKSFIELD
HERITAGE

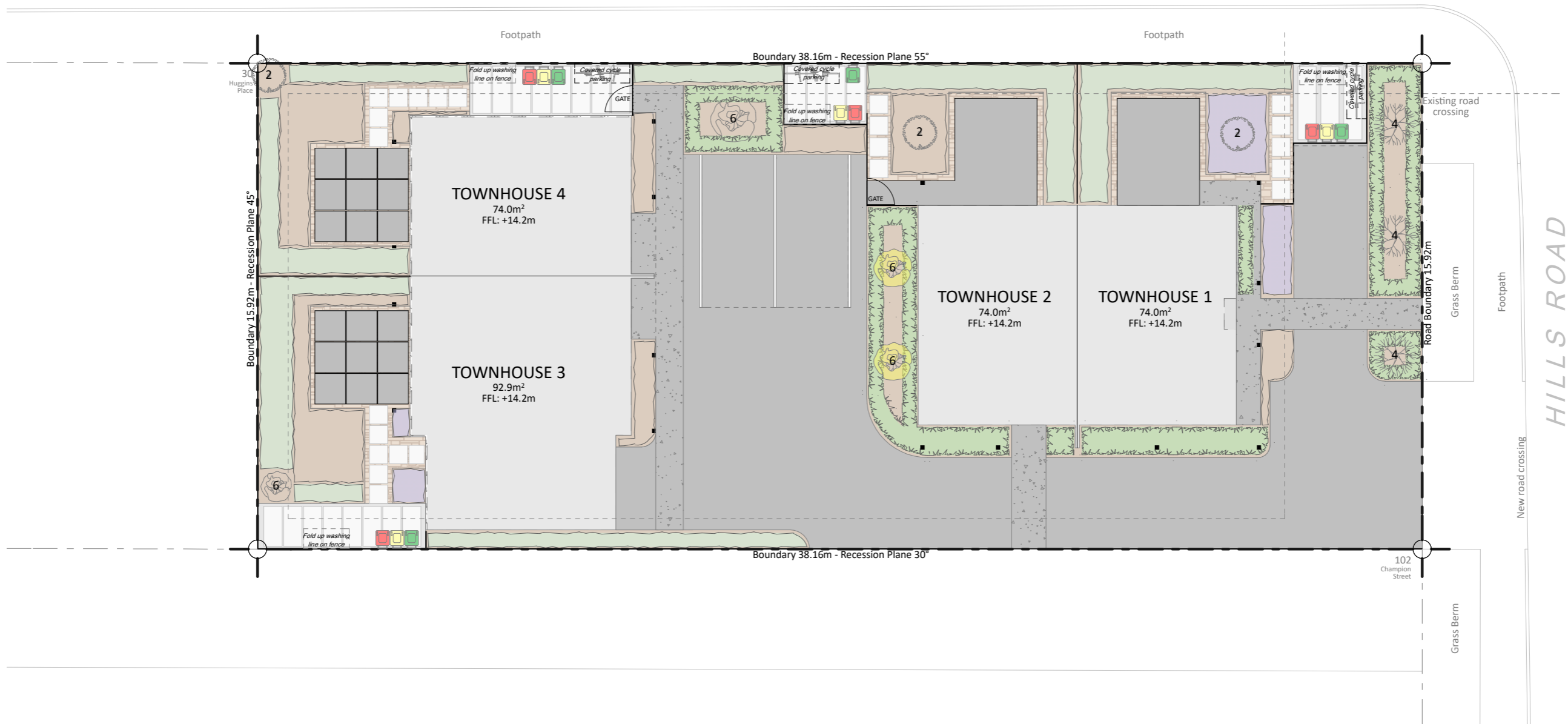
PROJECT NAME
 Hills Road Townhouses
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PROJECT ADDRESS
 63 Hills Road
 Edgware
 Christchurch

DRAWING NO. REVISION

A002 A

DRAWING NO.
 SITE BOUNDARY PLAN



0. LANDSCAPING PLAN
SCALE 1:150

LANDSCAPE LEGEND

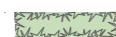
- Grass / lawn Area
- Planting Area
- Lime Area
- lime chip finished
- Paver
- 600x600 concrete pavers
- Patio
- formed with 100mm concrete slab

Notes:
 - All Trees to be 1.5m (min) height at time of planting
 - Planting beds to be medium bark chip finished
 - Landscaping areas to be 50% trees, 50% shrubs

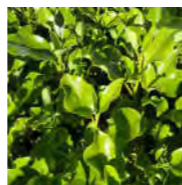
PLANT LEGEND



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"Buxus sempervirens"



TYPE 2 - JAPANESE MAPLE
"Acer palmatum"



TYPE 3 - GRISELINIA LITTORALIS HEDGE
"Broadway Mint"



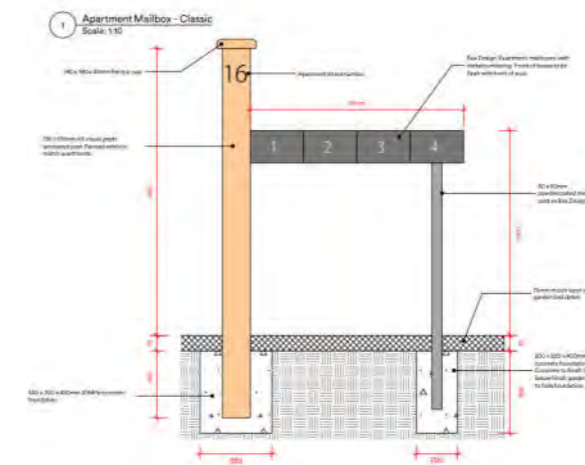
TYPE 4 - CHERRY TREE
"Prunus Accolade"



TYPE 5 - FLOWER MIX
Hydrangea, Lavender,
and selected flowering plants



TYPE 6 - KOWHAI TREE
"Sophora microphylla"



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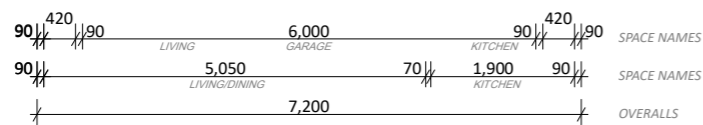
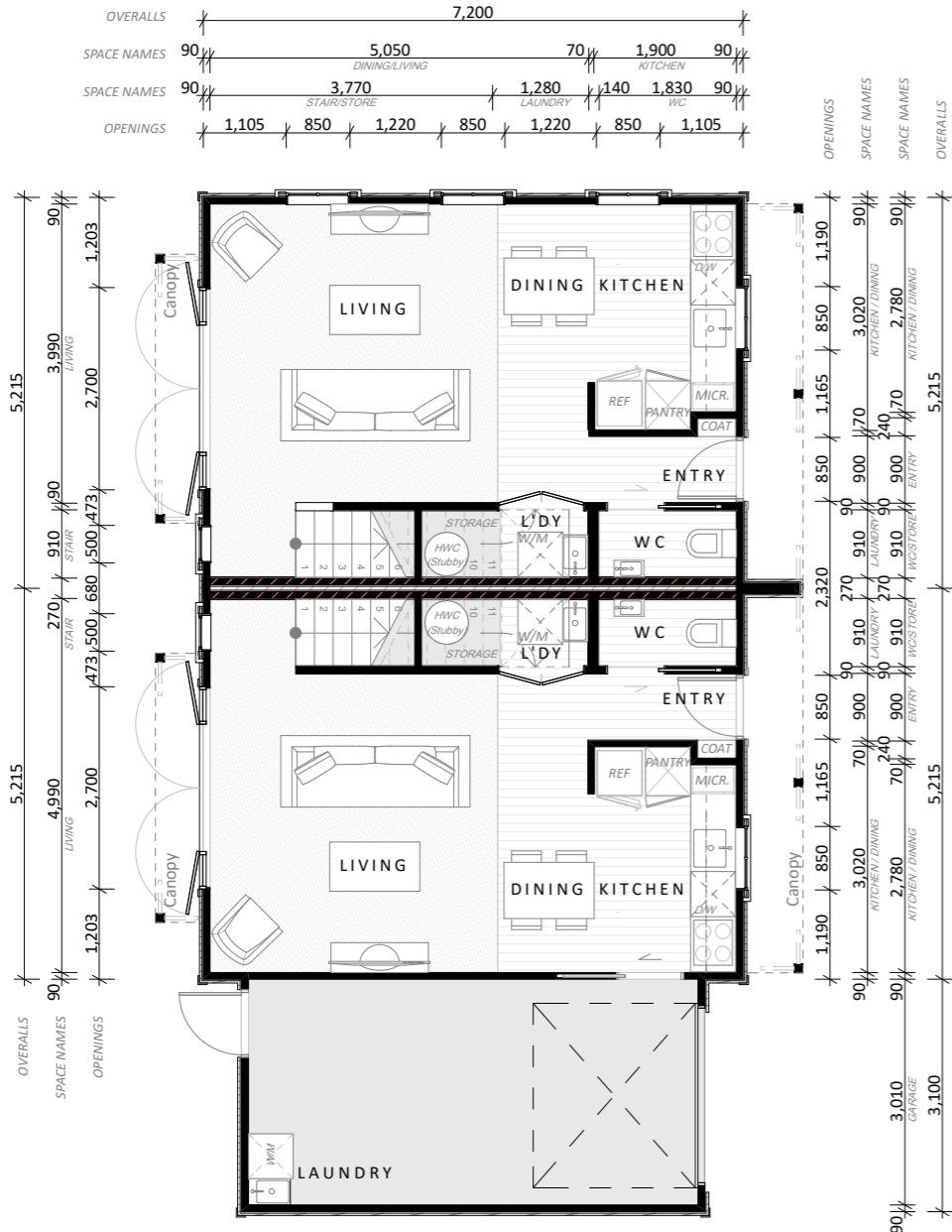
PROJECT ADDRESS
63 Hills Road
Edgware
Christchurch

DRAWING NO. REVISION

A004 **A**

DRAWING NO.
LANDSCAPE PLAN

TOWNHOUSE 4



TOWNHOUSE 3



1. GROUND FLOOR PLAN
SCALE 1:100

LEGEND - WALLS

- 90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- James Hardie Linea weatherboard
- 90mm Timber Framed wall (internal wall)
- 10mm GIB Board internal lining both sides
- Resene Constructions Systems INTA120B Intertency System installed to manufacturers specifications

WALL NOTES:

All internal timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, dwangs @ 800 c/c. Unless otherwise noted

All external timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, 90x45 SG8 H1.2 dwangs @ 800 c/c, unless noted otherwise

Top Plate Fixing: Top plate to be fixed to studs @ 600 max c/c with 2-90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixing unless noted otherwise

Bottom Plate Fixing: Proprietary anchor's @ 900 max crs with 50x50x3 flat washer unless noted otherwise

GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/AS1.

Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with nzbc d1/as1/table 2.

Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench top to comply with NZBC G3/AS1.

Refer to Door and Window schedules for lintel sizes.

Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer nzbc g4/as1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

Smoke alarms - Cavius Smoke Alarm, be installed to NZBC F1/AS1 with hush facility (3.0m radius)

All exposed fixings to be stainless steel

Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.

Contractor to furnish and install all hardware unless noted otherwise.

Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall scone and accessory locations.



TOWNHOUSE 2

TOWNHOUSE 1

BROOKSFIELD
HERITAGE

PROJECT NAME

Hills Road Townhouses
Scale 1:100 @ A3
Date 31/08/2021

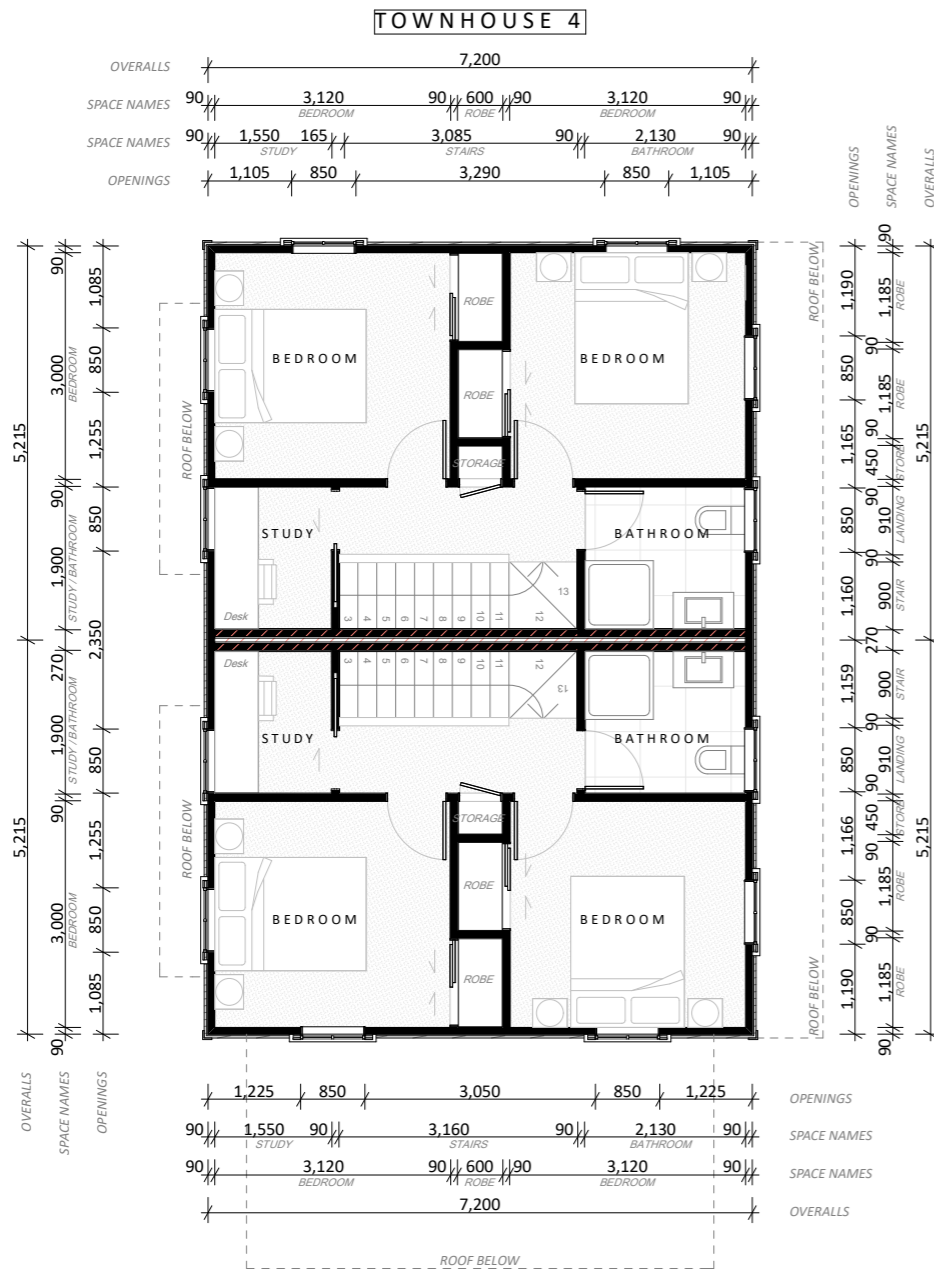
PROJECT ADDRESS

63 Hills Road
Edgware
Christchurch

DRAWING NO. REVISION

A100 A

DRAWING NO. GROUND FLOOR PLANS



TOWNHOUSE 3



TOWNHOUSE 2

TOWNHOUSE 1

2. FIRST FLOOR PLAN
SCALE 1:100

LEGEND - WALLS

- 90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- James Hardie Linea weatherboard
- 90mm Timber Framed wall (internal wall)
- 10mm GIB Board internal lining both sides
- Resene Constructions Systems INTA120b Intertency System installed to manufacturers specifications

WALL NOTES:

All internal timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, dwangs @ 800 c/c. Unless otherwise noted

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Top Plate Fixing: Top plate to be fixed to studs @ 600 max c/c with 2-90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixing unless noted otherwise

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Hills Road Townhouses
Scale 1:100 @ A3
Date 31/08/2021

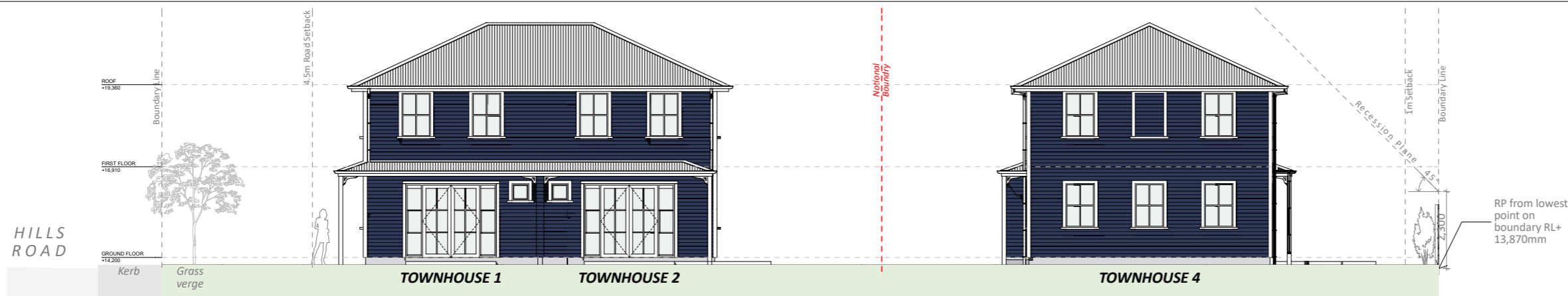
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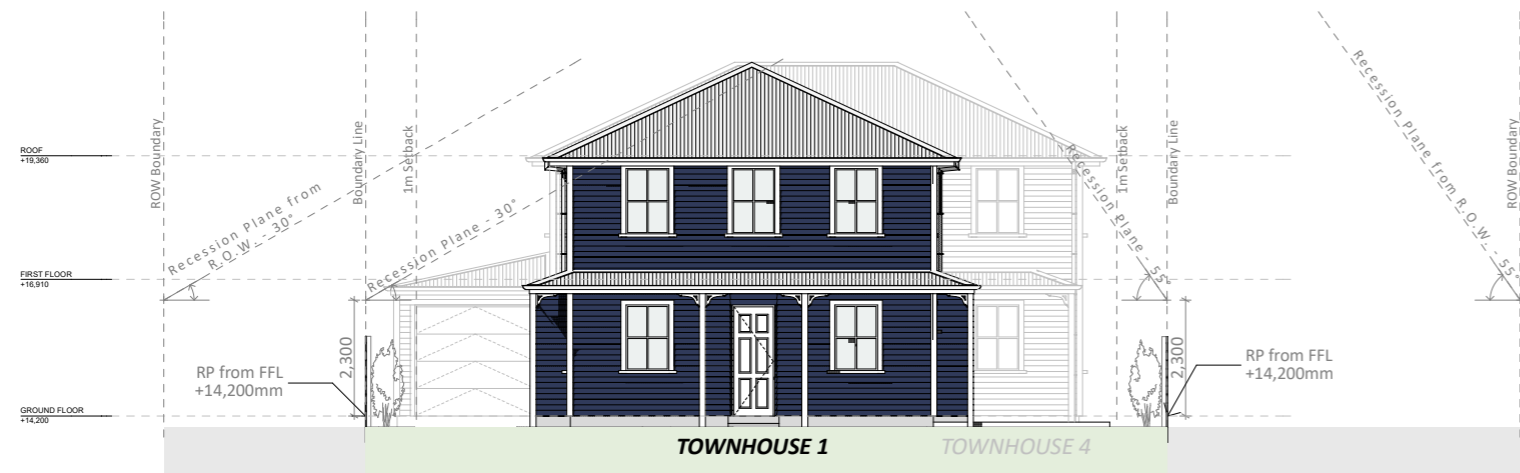
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DRAWING NO. FIRST FLOOR PLANS

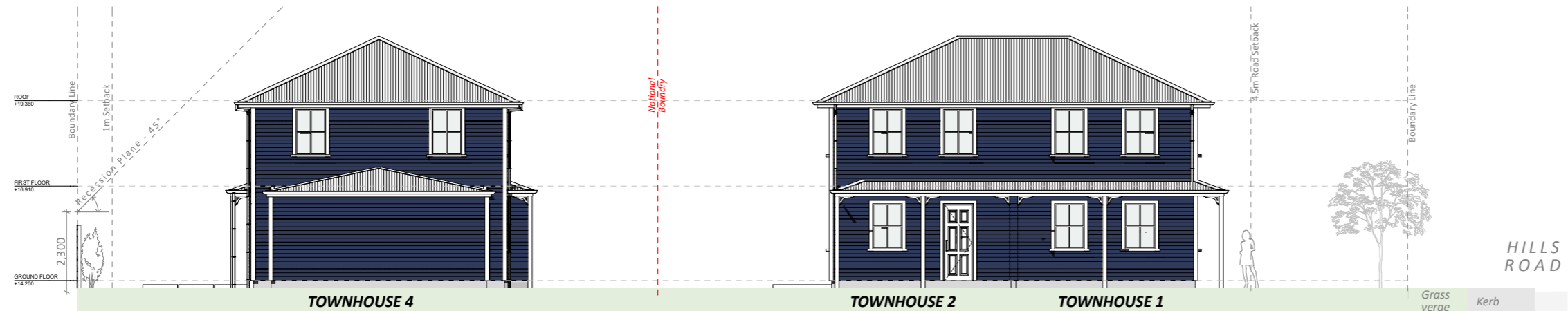


E01 NORTH ELEVATION
SCALE 1:150

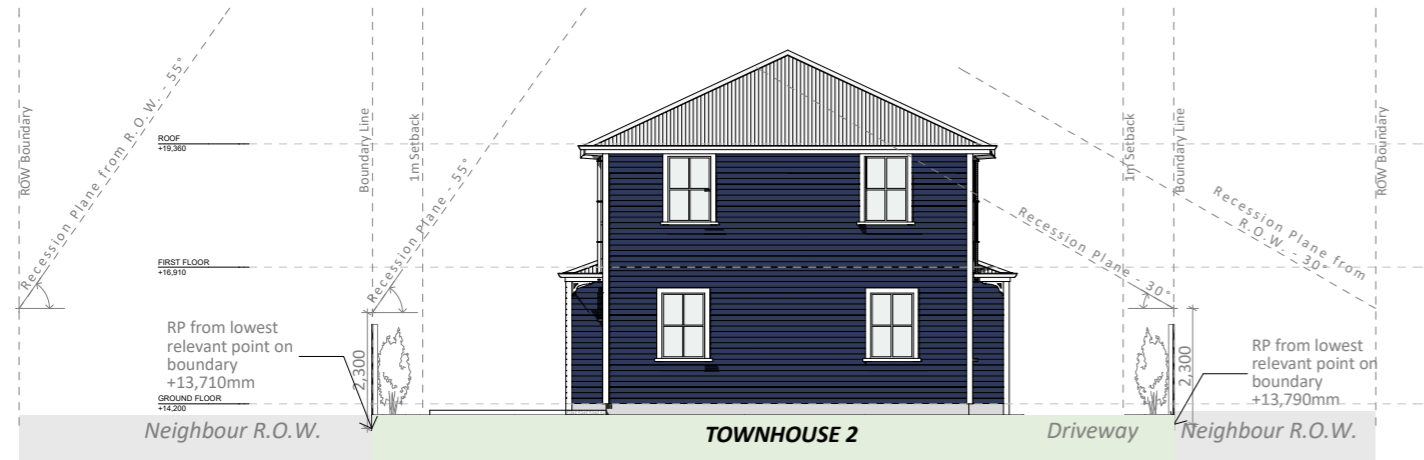
- LEGEND**
- Roof**
- Diamond Corrugate (0.55mm BMT) Colorsteel
 - Endura roof cladding over Thermakraft Covertex roof underlay
 - Colour TBC by Brookfields before ordering
- Horizontal Weatherboard**
- James Hardie Linea Weatherboard 180 installed as per manufacturers specifications on 20mm drained cavity system over building wrap.
 - Colour to be Resene Blue Night
 - Confirm with Brookfields before ordering



E02 EAST ELEVATION
SCALE 1:150



E03 SOUTH ELEVATION
SCALE 1:150



E05 WEST ELEVATION TH 2
SCALE 1:150

- NOTES**
- Gutter**
Gutter with finish to match roofing fixed to fascia. Falls as shown on roof plan
- Downpipes**
Downpipes to be 80Ø, finish & colour to match roofing (UNO)
- Joinery**
APL powder coated aluminium exterior doors in selected finish and Sierra Pacific uPVC windows with Grade A safety glass to all glazing within 800mm above finished floor level, or in wet areas in accordance with NZBC F2/AS1
- Fascia, window trims, facings and entry post
- Colour to be Resene Half Merino
- Confirm with Brookfields before ordering

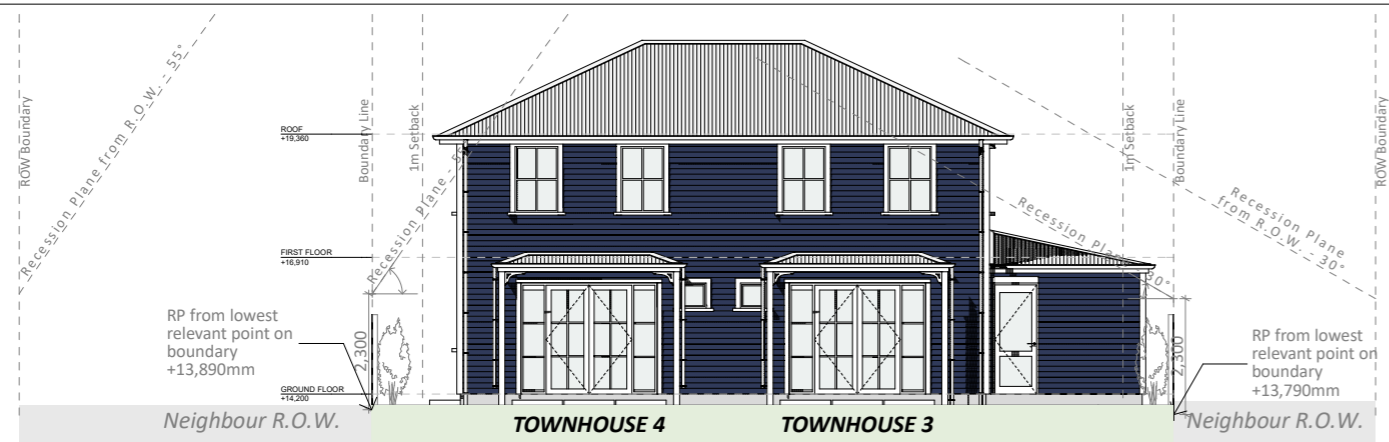
BROOKSFIELD
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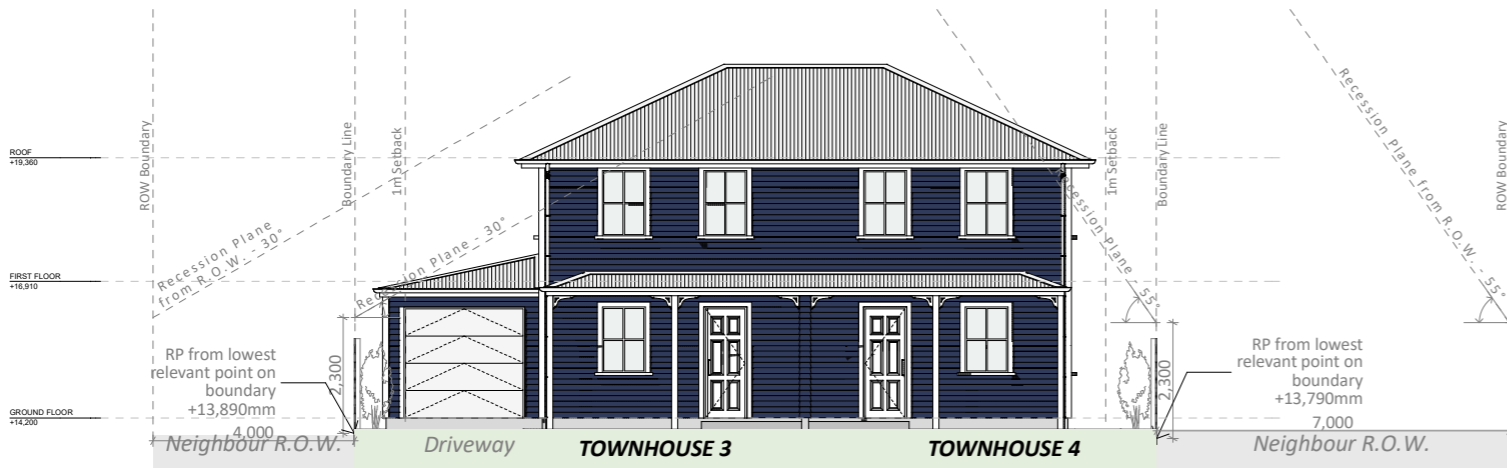
PROJECT ADDRESS
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DRAWING NO. **A200** REVISION **A**

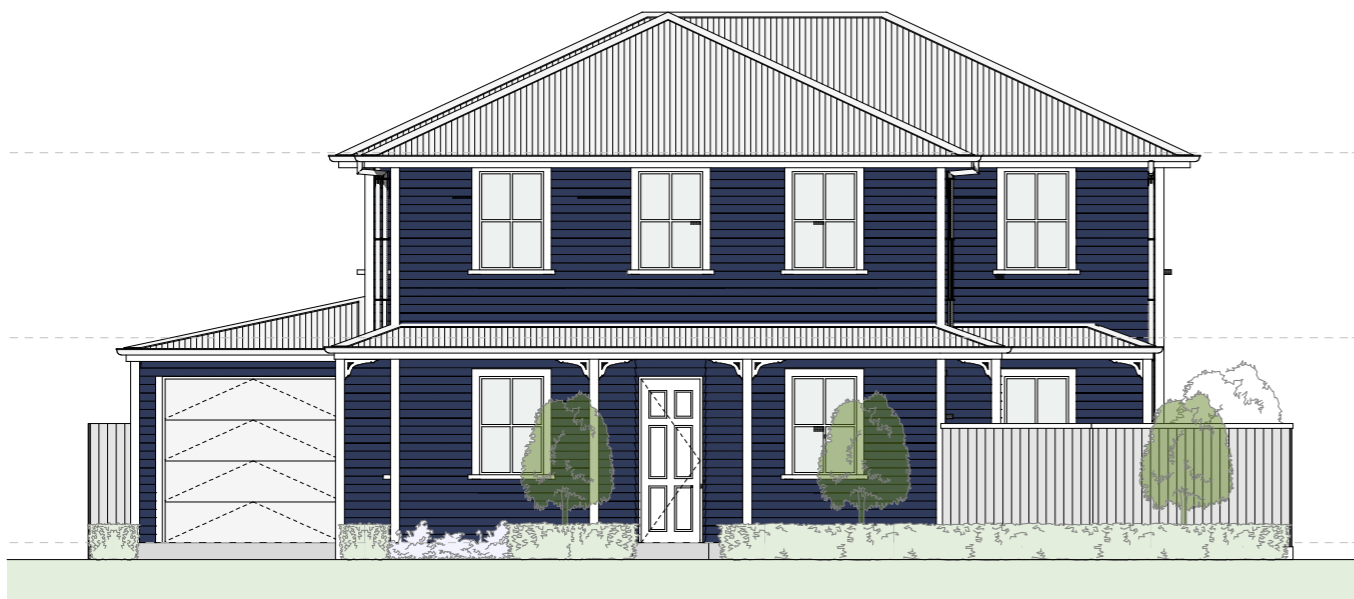
DRAWING NO. **A200**
SITE ELEVATIONS



E04 WEST ELEVATION
SCALE 1:150



E06 EAST ELEVATION TH 3 & 4
SCALE 1:150



E07 STREET ELEVATION
SCALE 1:100

LEGEND

Roof
 - Diamond Corrugate (0.55mm BMT) Colorsteel
 Endura roof cladding over Thermakraft Covertex roof underlay
 - Colour TBC by Brooksfield before ordering

Horizontal Weatherboard
 James Hardie Linea Weatherboard 180 installed as per manufacturers specifications on 20mm drained cavity system over building wrap.
 - Colour to be Resene Blue Night
 - Confirm with Brooksfield before ordering

NOTES

Gutter
 Gutter with finish to match roofing fixed to fascia.
 Falls as shown on roof plan

Downpipes
 Downpipes to be 80Ø, finish & colour to match roofing (UNO)

Joinery
 APL powder coated aluminium exterior doors in selected finish and Sierra Pacific uPVC windows
 - Double glazed windows and doors with Grade A safety glass to all glazing within 800mm above finished floor level, or in wet areas in accordance with NZBC F2/AS1

Fascia, window trims, facings and entry post
 - Colour to be Resene Half Merino
 - Confirm with Brooksfield before ordering

BROOKSFIELD
 — HERITAGE —

PROJECT NAME
 Hills Road Townhouses
 Scale 1:150, 1:100
 Date 31/08/2021

PROJECT ADDRESS
 63 Hills Road
 Edgware
 Christchurch

DRAWING NO. REVISION

A201 A

DRAWING NO.
SITE ELEVATIONS

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	2 + Study	1.5	1 Carpark	74m2	\$639,000.00
House 2	2 + Study	1.5	1 Carpark	74m2	\$639,000.00
House 3	2 + Study	1.5	Single Garage	93m2	\$659,000.00
House 4	2 + Study	1.5	1 Carpark	74m2	\$639,000.00

Expected Start

August 2022

Expected Completion

January 2023

Title Type

Fee Simple

All prices include a full turnkey property, meaning it includes everything ready to move into on settlement.



BROOKSFIELD